

## CABINET MEMBER DECISION RECORD TEMPLATE

This form should be used to record Executive decisions taken by Cabinet Members

<b>Decision Ref. No:</b>
<b>Responsible Officer:</b> Kelly Ansell, Head of Housing & Community Enforcement
<b>Subject:</b>  Churchill Gardens Small Grants Fund
<b>Decision taken:</b>  1. To implement a reduced Small Works Grant programme using a proportion of the £395,000 of capital funding allocated from Private Sector Renewal Grant. 2. To allocate the remaining capital funding to a new community building within the park as part of the Churchill Gardens Master Plan to be delivered by the Sustainable Food City Partnership.
<b>Reasons for the decision:</b>  1. To complete architectural works to the front exteriors of the properties in Churchill Gardens, in-line with Conservation Team approval, which will make a tangible improvement to the appearance of the area and re-instate conservation and heritage features. 2. To provide sustainable, modern, multi-use facilities within the heart of Churchill Gardens as part of the Churchill Gardens masterplan and the ASPIRE Interreg project.
<b>Call-in and Urgency:</b> Subject to call-in
<b>Summary:</b>  This Cabinet Member Decision is to use the £395,000 allocated to Churchill Gardens to (1) draw together the implementation of a reduced small works grant scheme for Churchill gardens, (2) provide a new community facility within Churchill Gardens as part of the Churchill Gardens Masterplan and (3) enable the provision of a location to run the Aspire project for four years to focus on reducing long term unemployment.
<b>Background:</b>  Churchill Gardens was designated a conservation area in 1993. A renewed <u>Conservation Area Appraisal</u> was published in December 2013 and more recently in January 2016 a Conservation <u>Area Management Plan</u> was adopted by the Council.  The Churchill Gardens Management Plan aims to provide clarity on the future management of this historic area and address the issues previously identified in the Conservation Area Appraisal.

The Management Plan clarifies what the priorities are for further external improvements to properties, to be undertaken primarily by the private sector. Upon the adoption of the Churchill Gardens Management Plan in January 2016, the Council has allocated £395,000 private sector renewal grant to support delivery of the plan.

In 2016, a Cabinet Member Decision was approved for the implementation of a small works grant scheme for replacement of boundary walls to eligible properties within Churchill Gardens. The scheme was developed and promoted to eligible property owners during 2017/18 and approximately 40 property owners expressed an initial interest. Due to conflicting work priorities, a key piece of work to agree wall and brick types has delayed the project being implemented to date.

With the approach of Local Government Reorganisation in April 2019 there is a strong desire to ensure that as much of the funding committed to Churchill Gardens is invested into improvements in the area. This CMD seeks to draw together several regeneration initiatives and improvements to Churchill Gardens to ensure best use is made of the allocated resources.

### **Sustainable Food City Partnership**

The Sustainable Food City Partnership (SFCP) has been in operation since 2014 and has been progressing plans for a sustainable food centre on the top of the Sovereign Centre in Boscombe. This provides a base for community food growing, cooking, eating and learning in the heart of Boscombe. In early 2018, the Sovereign Centre decided to accept a commercial offer for the space, leaving the SFCP without a space to operate from.

### **Aspire Interreg funding**

More recently the opportunity to apply for Interreg funding has arisen (called ASPIRE), with a specific focus on obesity, health and unemployment and the role that food plays in this. The aim of ASPIRE is to give obese/overweight and/or unemployed people the tools they need to make healthier lifestyle choices & improve their employability. Current health & employment services rarely work together to tackle the issues as one problem, despite the evidence that they are linked. Four years revenue funding has been applied for to enable the delivery of a food centre within Boscombe which would look at the role of food in relation to unemployment and obesity. This would incorporate growing, cooking, eating and budgeting as part of a holistic approach to identifying and understanding the role that food plays in obesity and the subsequent role that obesity has in relation to long term unemployment.

The ASPIRE funding has provided the opportunity to apply for funding for a Food Centre, along with four years revenue funding to run the project. With the Sovereign Centre no longer being a viable option, we have reviewed several locations and it is proposed that Churchill Gardens would be the best location for the food centre. This would enable a state of the art, purpose-built community facility to be built in the gardens in line with the aspirations of the Churchill Gardens Management Plan and Conservation Area Management Plan.

It is proposed that the remaining capital funding from the Churchill Gardens Small Works Grants would be used to build the community facility in Churchill Gardens and the Interreg funding that has been applied for would provide four years revenue funding for the running of the project.

The development of a community building within the open space would build on the community work currently being delivered from the Joy Café. The community would be involved in the development and delivery of the centre and ASPIRE project.

#### **Options - and reasons for rejection:**

##### **Option 1 – Do nothing (rejected option)**

The previous Cabinet Member Decision (CMD) to implement the grant scheme has already been approved. There has been considerable interest from residents, landlords and property owners in taking up the grant scheme and many have carried out additional works to their properties as part of the regeneration of the area. The scheme has been well publicised in the local area and has been supported by Historic England. To cancel the scheme entirely would lead to significant negative publicity for the Council. The conservation area will remain 'at risk' if not deteriorate further. There will be a loss of confidence in the Council.

##### **Option 2 – Implement a full Small Works Grant Scheme (rejected option)**

In line with the original CMD, the scheme would offer grants to all property owners/freeholders to improve one specific element of all of their properties. This would have more visual impact to the whole area and provide a cohesion to the properties which has been reduced over the years.

##### **Option 3 – Implement a reduced small works grant scheme and reallocate the remaining funding to Churchill Gardens for a new community building (preferred option)**

This option enables us to meet our current commitment to freeholders who have already expressed an interest in taking up the grant scheme. It also enables the provision of a new community facility within the heart of Churchill Gardens.

#### **Reasons for rejection:**

**Option 1** is not appropriate as there is already a CMD in place committing funding to the small works grant scheme. There has been considerable engagement with eligible property owners, many of whom have committed their own funds to carry out additional improvements to their properties in anticipation of the grant scheme.

**Option 2** is not appropriate due to the level of resources required to move forward with a full implementation of the grant scheme. Following a restructure in 2018, the staff allocated to the implementation of the project have been redeployed to other posts and there is no capacity to continue with a full implementation of the scheme. This places the capital funding at risk.

**Option 3** is the preferred option. It enables us to proceed with providing a grant scheme to the property owners who have expressed an interest in the grant scheme whilst using minimal staff resources. The capital funding which was not utilised for the small works grant scheme would be reinvested back into Churchill Gardens through the provision of a new community facility. This would enable the parks department to achieve elements of the Churchill Gardens masterplan by providing new facilities in the heart of the open space. Consultation was undertaken in 2017 on the type of facilities that park users would like to see in the open space and the community building would be designed in line with these aspirations. This would align with aims BAP4 and BAP11 of the developing Boscombe and Pokesdown Neighbourhood Plan "Churchill Gardens open space renewal provides a safe, clean, open space for all". It would also allow the Sustainable Food City Partnership to

achieve the development of a food centre within Boscombe and provide a site for the delivery of the four-year Interreg funding to address long term unemployment and obesity.

### Consultations undertaken:

As part of the Conservation Area Management Plan, landlords and owners were consulted on the prospect of a small grants fund for external works- supportive.

As part of the Churchill Gardens Management Plan, park users were consulted on the facilities that they would like to see developed in Churchill Gardens- supportive.

The parks department and Bournemouth Parks Foundation have been consulted on the proposals- supportive.

Through the SFCP, local residents have been consulted on the concept of a Sustainable Food Centre- supportive.

The Heritage & Conservation team at the Council have been consulted and are supportive of the proposals for developing a new building for the park which compliments the conservation area. They have recommended pre-planning engagement at an early stage of development to ensure that any issues are addressed early on in the project.

### Finance/Resource Implications:

The funding allocation to Churchill Gardens remains unchanged.

Item	Cost	Total cost
Surveying 38 properties	38 x £65 per property	£2,470
Historical research (wall design and brick selection)	1	£1,500
Detailed designs for 38 properties	38 x £150	£5,700
Planning application documentation and process	1 x £900	£900
Build costs	38 x £4000	£152,000
Staff costs	£17,000	£17,000
<b>Sub total</b>		<b>£179,570</b>
Contingency 10%	£17,957	£17,957
<b>Total</b>		<b>£197,527</b>
Churchill Gardens Grant scheme total budget		£395,000
Cost of reduced project		£197,527
Remaining budget to allocate to a new community building in Churchill gardens		£197,473

There are resource implications for the Council relating to the ongoing costs of a new building in Churchill Gardens. This proposal has been agreed with the Parks Department and enables them to achieve their ambitions for a new building within the park as part of the

Management Plan for the open space.

Name: ADAM RICHENS

Signature:

Date:

9/11/19



*Adam Richens*  
09/11/19  
M. Stile  
09.01.2019

**Legal implications:**

The legal implications in relation to the small grants works scheme were fully reviewed and approved in the previous CMD.

Name:

*I. Connell*

Signature:

Date:

25/10/19



**Risk assessment:**

The risks associated with the Small Works Grants Scheme have already been reviewed and accepted as part of the previous CMD.

There are risks associated with applying for the ASPIRE Interreg funding. These relate to failure to secure approval for the overall revenue funding. In this instance the building would be operated by the Parks Department as currently delivered elsewhere in the Borough in community parks' buildings.

Name: Kelly Ansell

Signature:

Date:

29/11/19



**Impact Assessments:**

The SIA impact checklist has been completed and predicts limited impacts. Primarily any impacts will be positive as improvements to Churchill Gardens.

**Summary of equalities and diversity impact**

The Equality Impact Assessment Screening tool indicates that there are no specific equality groups that will be directly affected by the proposed scheme. Although there are positive impacts for the community, these would not indicate the need for an EINA to be completed.

**Information for/not for publication:**

For publication

**Background papers:**

Conservation Area Appraisal  
Area Management Plan

Any conflict of interest declared by a Cabinet Member who is consulted by the Member taking the decision	Name of Cabinet Member	Nature of interest	Details of any dispensation granted by the Monitoring Officer


Yes/No* (*Delete as appropriate)			
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**Decision taken by:**

Councillor Jane Kelly

Cabinet Portfolio holder for

Regeneration & Public Health

**Signed:**  **Date of decision:** 30.1.19

**Date of publication of record of decision:** (to be inserted by Democratic Services)

**Date decision effective** - that is 5 working days after the date of publication of the record of decision unless the decision is called-in for consideration by the relevant Overview and Scrutiny Panel:

-insert  
date-

**Note - See separate guidance on recording decisions at Appendix 1.**